



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

July 6, 1983

APPROVED
BY THE CITY COUNCIL

City Council
Sacramento, California

JUL 12 1983

Honorable Members in Session:

OFFICE OF THE
CITY CLERK

- SUBJECT:
1. Environmental Determination;
 2. Amend 1968 Valley Hi Community Plan for .38+ acres from school site designation to light density residential;
 3. Subdivision Modification to waive sewer and water hookups;
 4. Tentative Map (P83-148)(APN: 119-28-12)

LOCATION: West of Deer Creek Road between Red Deer Way and Deer Hill Road

SUMMARY

This is a request for entitlements to subdivide 10+ vacant acres into three single family lots and a 9.7+ acre school site. The staff and Planning Commission recommended approval of the project subject to conditions.

BACKGROUND INFORMATION

The subject site encompasses 10+ vacant acres which were originally reserved for a future elementary school and recreation site in conjunction with the approval of the Arcadian Estates Subdivision (P-7905) on November 15, 1977. The applicant is now requesting a community plan amendment to delete 0.38+ acres out of the northeast corner of the school site to create three standard single family lots. The remaining 9.7+ acres will be retained for a future school. The Elk Grove School District has no objection to this request and indicates that the remaining acreage is adequate for their needs.

VOTE OF PLANNING COMMISSION

On June 9, 1983, the Planning Commission, by a vote of 7 ayes, 2 absent, recommended approval of the project.

RECOMMENDATION

The staff and Planning Commission recommend that the Council approve the project by:

1. Ratifying the Negative Declaration;
2. Adopting the attached resolution amending the Valley Hi Community Plan; and

①

City Council

-2-

July 6, 1983

- 3. Adopting the attached resolution adopting findings of fact and approving the subdivision modification and tentative map with conditions.

Respectfully submitted,

Howard

for

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:cp
Attachments
P83-148

July 12, 1983
District No. 7

MEETING DATE June 9, 1983
 ITEM NO. 12.01 FILE NO. P-83-148
 M-

- GENERAL PLAN AMENDMENT TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
- REZONING ENVIRONMENTAL DET.
- SPECIAL PERMIT OTHER
- VARIANCE

Recommendation LOCATION: Wol. Deer Creek Drive, between
Rob. Deer Way & Deer Hill Drive

- Favorable
- Unfavorable
- Petition
- Correspondence

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPPOSERS</u>	<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Fong	<i>absent</i>			
Holloway	✓			✓
Hunter	✓		✓	
Ishmael	✓			
Larson	✓			
Silva	✓			
Simpson	<i>absent</i>			
Goodin	✓			

MOTION:

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FINDINGS OF FACT DUE
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

RESOLUTION No. 83-532

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED WEST OF DEER CREEK ROAD BETWEEN RED
DEER WAY AND DEER HILL ROAD
(P-83-148)(APN: 119-28-12)

WHEREAS, the City Council, on July 12, 1983, held a public hearing on the request for approval of a subdivision modification and tentative map for Deerfield Unit No. 2 located west of Deer Creek Road between Red Deer Way and Deer Hill Road.

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and,

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balanced these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

APPROVED
BY THE CITY COUNCIL

JUL 12 1983

OFFICE OF THE
CITY CLERK

3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the Valley Hi Community Plan designate the subject site for residential use(s).

4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.

5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

6. In the matter of the hereby approved requested subdivision modification to waive sewer and water hookups :

- a. there are special circumstances that affect this property
that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that _____.
- b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that _____.
- c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the granting of the modification will not change the characteristics of the area _____.
- d. that granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the site is designated for residential uses _____.

7. The tentative map for the proposed subdivision is hereby approved subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:

- a. Place the following note on the final map: water and sewer service connections do not exist between the main lines and lots A, B, C and D. These services must be paid for and installed at the time of obtaining building permits.

- b. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.

MAYOR

ATTEST:

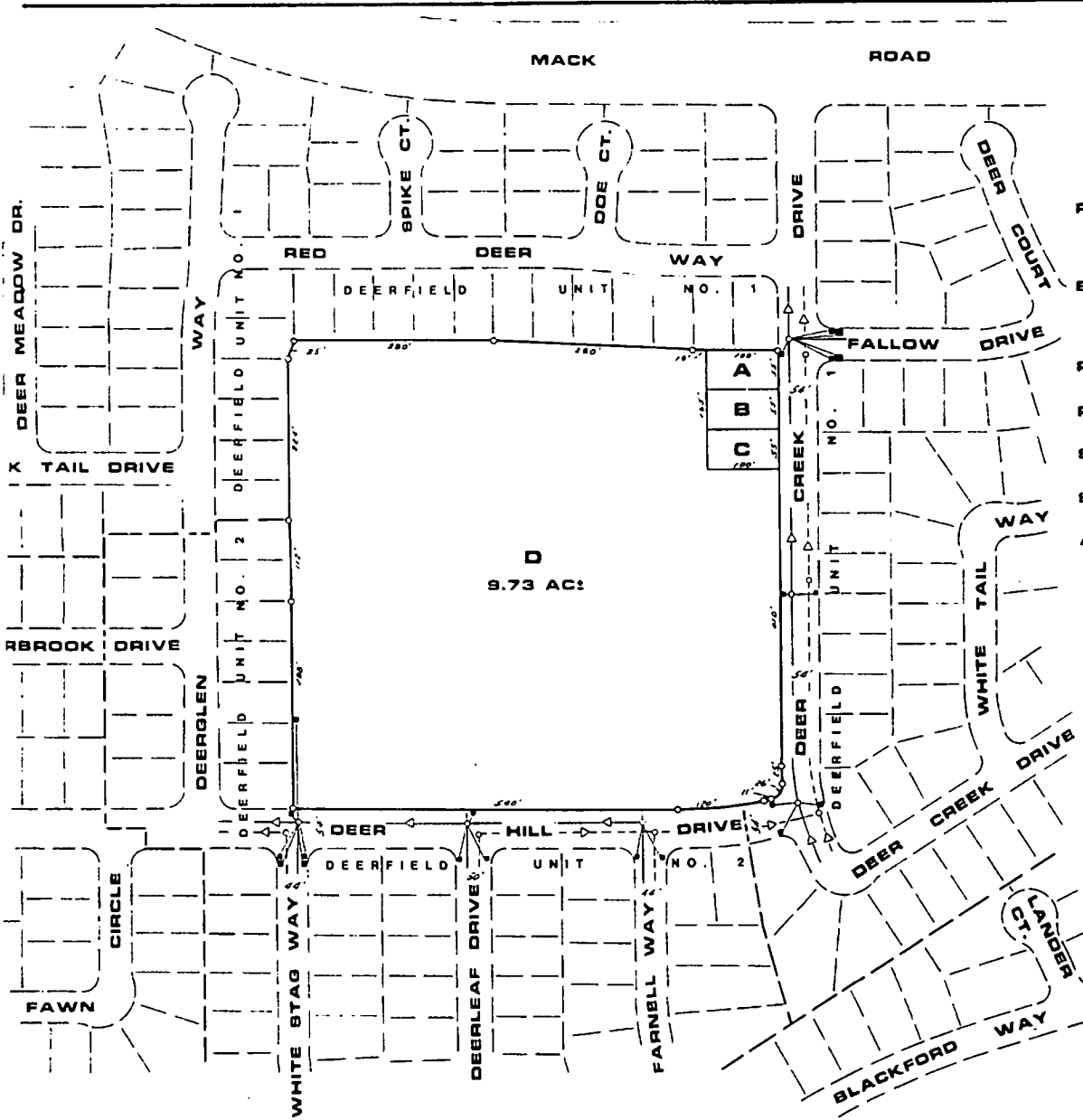
CITY CLERK

P83-148

P83148

6/9/83

Item 12



TENTATIVE PARCEL MAP
LOT A, DEERFIELD UNIT NO. 2
CITY OF SACRAMENTO APRIL, 1983

RECORD OWNER:
 TRANSAMERICA TITLE INS. CO.
 530 BERGUT DRIVE SUITE 207
 SACRAMENTO, CA 95814

ENGINEER:
 THE SPINK CORPORATION
 PO BOX 2511
 SACRAMENTO, CA 95814

PRESENT ZONING:
 R-1

PROPOSED ZONING:
 R-1

SCHOOL DISTRICT:
 ELK GROVE UNIFIED

SEWAGE DISPOSAL:
 SACRAMENTO REGIONAL DIST.

ASSESSOR PCL. NO.:
 119-280-12

SUBDIVIDER:
 CITATION BUILDERS
 530 BERGUT DRIVE SUITE 207
 SACRAMENTO, CA 95814

PRESENT USE:
 VACANT

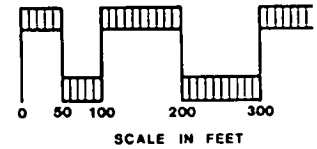
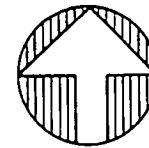
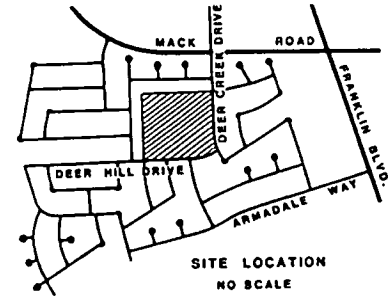
PROPOSED USE:
 1 SCHOOL SITE
 3 1-FAMILY LOTS

TOTAL AREA:
 GROSS- 10.9 AC ±
 NET- 10.1 AC ±

WATER SUPPLY:
 CITY OF SACRAMENTO

STORM DRAINAGE:
 CITY OF SACRAMENTO

NO. OF LOTS:
 4



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EXHIBIT 17

ELK GROVE UNIFIED SCHOOL DISTRICT EXHIBIT 'B'

8820 ELK GROVE BOULEVARD
ELK GROVE, CALIFORNIA 95624

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Telephone: Elk Grove 685-3728
685-3729

CONSTANTINE I. BARANOFF
Coordinator, Facilities

April 29, 1983

Citation Builders
530 Bercut Drive, Suite 207
Sacramento, California 95814

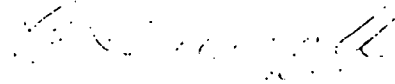
Attn: Fred Ludeman

Subject: Deerfield School Site

Gentlemen:

Your latest proposed revision for the Deerfield School site as outlined in the April 18 letter is acceptable. We would be able to plan on the use of the remaining 9.75 acres with frontage on Deer Hill and Deer Creek Drives.

Sincerely,



Constantine I. Baranoff
Coordinator, Facilities

CIB/jk

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P 83148

6/9/83 (Y)

Item 12

RESOLUTION No. 83-531

Adopted by The Sacramento City Council on date of

RESOLUTION AMENDING THE VALLEY HI COMMUNITY PLAN FROM SCHOOL SITE TO LIGHT DENSITY RESIDENTIAL FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT A (P83-148) (APN: 119-280-12)

WHEREAS, the City Council conducted a public hearing on July 12, 1983 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

- 1. The proposed plan amendment is compatible with the surrounding uses;
- 2. The subject site is suitable for residential development; and
- 3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area as described on the attached Exhibit A in the City of Sacramento is hereby designated on the Valley Hi Community Plan as Light Density Residential.

MAYOR

ATTEST:

CITY CLERK

P83-148

APPROVED
BY THE CITY COUNCIL

JUL 12 1983

OFFICE OF THE
CITY CLERK

CITY PLANNING COMMISSION
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

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APPLICANT	Spink Corp. - P.O. Box 2511, Sacramento, CA 95811				
OWNER	Transamerica Title Insurance Co. - 530 Bercut Dr., Ste. 207, Sacramento 95814				
PLANS BY	Spink Corp. - P.O. Box 2511, Sacramento, CA 95811				
FILING DATE	5-6-83	50 DAY CPC ACTION DATE		REPORT BY	SD:sg
NEGATIVE DEC.	5-27-83	EIR		ASSESSOR'S PCL. NO.	119-28-12

- APPLICATION:
1. Environmental Determination
 2. Amend 1968 Valley Hi Community Plan to remove .38± acre from school site designation to Light Density Residential
 3. Tentative Map (P83-148)
 4. Subdivision Modification to waive sewer and water hookups

LOCATION: West of Deer Creek Road between Red Deer Way and Deer Hill Road

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 10± vacant acres into three single family residential lots and a 9.7± acre school site.

PROJECT INFORMATION:
1974 General Plan Designation: Residential/School
1968 Valley Hi Community
Plan Designation: School site
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant
Surrounding Land Use and Zoning:
North: Single Family; R-1
South: Single Family; R-1
East: Single Family; R-1
West: Single Family; R-1
Property Area: 10± acres
Significant Features of Site: School site designation
Topography: Flat
Street Improvements: Provided
Utilities: To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 9, 1983, by a vote of five ayes and four absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and lots A, B, C and D. These services must be paid for and installed at the time of obtaining building permits.
2. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.

(7)

BACKGROUND INFORMATION: On November 15, 1977 the City Council approved a request to subdivide 181 acres into 678 single family residential lots, two apartment sites, one commercial site, a 10 acre elementary school site and a recreational site (P-7905).

STAFF EVALUATION: Staff has the following observations and comments with regard to this project:

1. The subject site is the 10 acre school site designated in the Valley Hi Community Plan and reserved with the approved Arcadian Estates (P-7905). The applicant is now requesting a community plan amendment to delete .38± acre from school site designation in order to create three standard single lots and a 9.7± acre school site. The Elk Grove School District indicates this acreage is adequate for their needs (see Exhibit B). The district plans to acquire the site during the 83-84 or 84-85 fiscal year. Staff supports the requested community plan amendment. The proposed tentative map is determined, therefore, to be consistent with the community plan. Staff also supports the requested subdivision.
2. The Planning and Community Services Departments have determined that .0447 acre of land are required for parkland dedication purposes and that fees are to be charged in-lieu of the required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.
3. In order to avoid inactive sewer and water hookups, the City Engineer suggests a subdivision modification to waive these services. These will be installed at the time of obtaining building permits. Staff has no problem with this.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Approval of the Community Plan Amendment to delete .38± acre of a 10 acre school site designated in the 1968 Valley Hi Community Plan.
3. Approval of the Tentative Map based on the conditions listed below.
4. Approval of the Subdivision Modification to waive sewer and water hookups.

Conditions

- a. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and lots A, B, C and D. These services must be paid for and installed at the time of obtaining building permits.
- b. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.

